



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING PERMIT



This is to certify that DAVID M DEBARTOLO-STONE Located At 7 CANDLEWYCK RD

Job ID: 2012-06-4249-ALTR

CBL: 283- D-016-001

has permission to Repair Existing back porch

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4249-ALTR

Located At: 7 CANDLEWYCK RD CBL: 283- D-016-001

## **Conditions of Approval:**

### **Zoning**

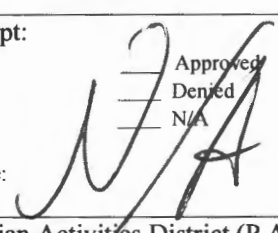
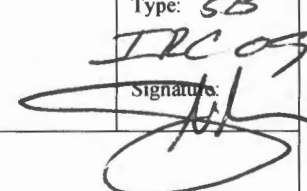
1. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
2. The existing deck was never permitted. When this permit issued and the final inspection is complete, the deck will be legal.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

### **Building**

The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-06-4249-ALTR	Date Applied: 6/14/2012	CBL: 283- D-016-001	
Location of Construction: 7 CANDLEWYCK RD	Owner Name: DAVID & MICHELLE DEBARTOLO-STONE	Owner Address: 7 CANDLEWYCK RD  PORTLAND, ME 04102	Phone:  207-653-3870
Business Name:	Contractor Name: S & S Services – Scott Nadeau	Contractor Address: 284 Elm ST Limerick ME 04048	Phone:  (207) 615-3354
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-3
Past Use:  Single family	Proposed Use:  Same – single family – repair 16' x 16' deck (original was never permitted)	Cost of Work: 3000.00	CEO District:
		Fire Dept:  Approved _____ Denied _____ N/A _____	Inspection: Use Group: R-3 Type: SB
		Signature: 	Signature: 
Proposed Project Description: permit 16' x 16' deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

**Special Zone or Reviews**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
  
☐ Maj ☐ Min ☐ MM

Date:

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

☐ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date:

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

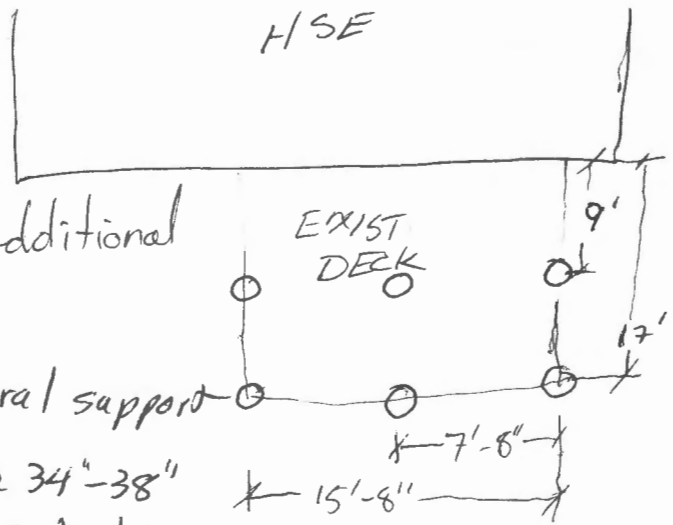
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

7-17-12 GF

- + FTG. depth 4' + Typ.
- + Ledger conn. existing; added additional fasteners



8-8-12 DWM Final Provide lateral support per IRC 502.2.2, Handrail to be 34"-38" above nosing, Guardrail at steps to be 34" min, Guardrail at deck to be 36" min, Openings to be <4"

8-23-12 GF ① RAILS CORRECTED

② DECK EXISTING - LATERAL NOT REQUIRED THRU



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>7 Candlewyck Rd</u>		
Total Square Footage of Proposed Structure/Area <u>Repair 16' x 16' deck</u>	Square Footage of Lot <u>8250 s.f.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>555W</u> Block# <u>283</u> Lot# <u>D016</u>	Applicant: (must be owner, lessee or buyer) Name <u>David DeBartolo-Stone</u> Address <u>7 Candlewyck Rd</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>Michelle</u> <u>207-653-3870</u> -or- <u>207-650-8753</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>same</u> Address City, State & Zip	Cost of Work: <u>\$2,584</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>No change</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Repair existing back deck: (1) Replace guardrail (2) Replace handrail (3) Replace support posts (4) new footings/foundation.</u>		
Contractor's name: <u>S&amp;S Services, Scott Nadeau</u> Email: <u>sdsf@roadrunner.com</u> Address: <u>284 Elm St</u> City, State & Zip: <u>Limerick, ME 04048</u> Telephone: <u>207-615-3354</u> Who should we contact when the permit is ready: <u>Scott Nadeau</u> Telephone: <u>207-615-3354</u> Mailing address: <u>7 Candlewyck Rd, Portland, ME 04102</u>		

RECEIVED  
JUN 14 2012  
Dept. of Building Inspections  
City of Portland, Maine

Please submit all of the information outlined on the application form. Failure to do so will result in the automatic denial of the application.

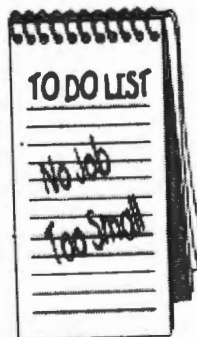
In order to be sure the City fully understands the full scope of the project, the Plan Reviewer may require additional information prior to the issuance of a permit. For further information on the permit application process, visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or at City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property, or that I have been authorized by the owner to make this application as his/her representative. In addition, if a permit for work described in this application is issued, the Official's authorized representative shall have the authority to enter all areas covered by the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 6/13/12

This is not a permit; you may not commence ANY work until the permit is issued



S & S Services  
"To Do" is "To Get It Done"  
Home Improvement  
Inside and Out  
Scott Nadeau  
Free Estimates — Fully Insured  
793-8115 or 615-3354  
[sdsf@adelphia.net](mailto:sdsf@adelphia.net)

Over →



Google earth

feet  
meters

100

R-3

50

base 1294

1x16

deck? 356

lotsize 8200

rear 251

side - 14' - missing - ok

an error

lot coverage - 31% = 2887 sq ft



DeBartolo - Stone

Deck Repair - Footprint ~~not~~ changing

Platform no +

Google earth

© 2012 Google



# 7 Candlewyc Rd new posts, footings, rails, & stairs





# Michelle Debartolo Stone



S & S Services  
 "To Do" is "To Get It Done"  
 Home Improvement  
 Inside and Out

284 Elm Street  
 Limerick, Maine 04048  
 207-793-8115  
 615-3359

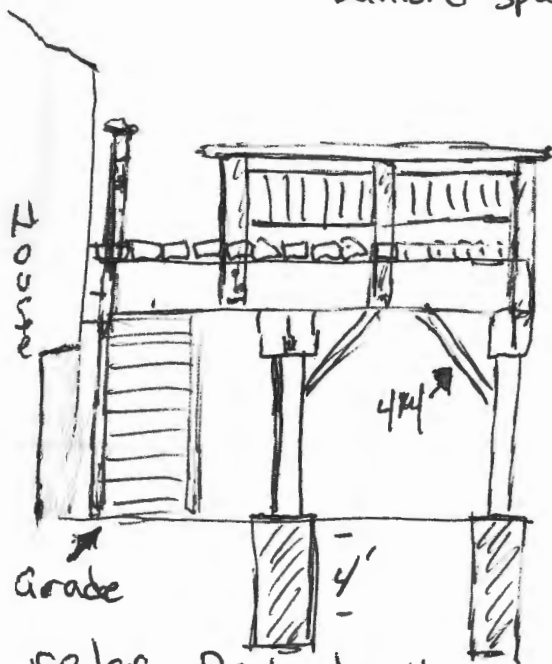
Over →

rd  
 4/102

Job Disc Deck Refurbish  
 stairs, Deck railings & support  
 post & Footings to Existing  
 16x16 Deck

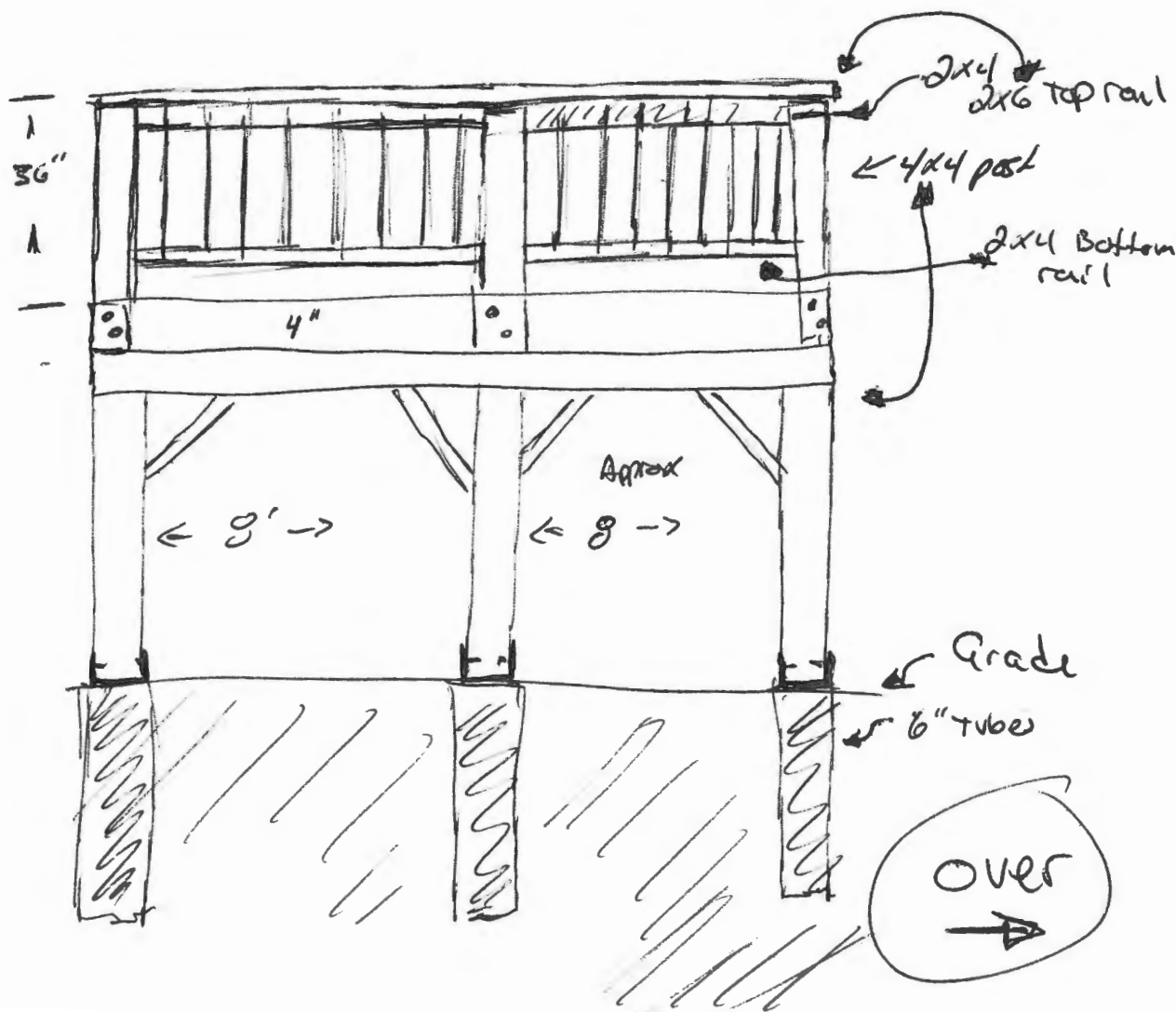
All pt material rails &  
 stairs Fastened with Deck Screws  
 Ext

Ballister space 3 1/2 - 4"



relag Deck to House  
 new 6x3/8 lag's Galv Approx 16"  
 6" tubes 4' or Hard  
 Surface Install new  
 support posts to carriers  
 received at Footing with  
 L Bracket to See post.

Front View



# Stairs Side View

Stair treads 5/4 x 6 Decking

Stair case with 4/4 - 4/8" w

Riser height 7 3/4"

Nosing approx 1 1/4"

Nail 14# min 3/4"

Bal spacing 3 1/2 - 4"

Tread Depth - 11"

3 - stringers 2x12

Existing ledger & Framing 2x8 pt S/4 Decking

Grade

Post to Existing Attachment

